130.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,207,600 / 1,207,600
					USE VALUE:	1,207,600 / 1,207,600
					ASSESSED:	1,207,600 / 1,207,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PELHAM TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN EUNICE P/DONALD T
Owner 2:	QUINN JOSEPH P
Owner 3:	
Street 1:	11 PELHAM TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	QUINN EUNICE P/DONALD T -
Owner 2:	QUINN JOSEPH P -
Street 1:	11 PELHAM TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,510 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1880, having primarily Clapboard Exterior and 3322 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7510.000	621,300	5,500	580,800	1,207,600
Total Card	0.172	621,300	5,500	580,800	1,207,600
Total Parcel	0.172	621,300	5,500	580,800	1,207,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.52 | /Parcel: 363.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83929

GIS Ref

GIS Ref

Insp Date 11/11/17

!10157!

PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	621,300	5500	7,510.	580,800	1,207,600	1,207,600	Year End Roll	12/18/2019
2019	104	FV	473,900	5500	7,510.	613,000	1,092,400	1,092,400	Year End Roll	1/3/2019
2018	104	FV	442,000	5500	7,510.	451,700	899,200	899,200	Year End Roll	12/20/2017
2017	104	FV	412,800	5500	7,510.	432,400	850,700	850,700	Year End Roll	1/3/2017
2016	104	FV	412,800	5500	7,510.	400,100	818,400	818,400	Year End	1/4/2016
2015	104	FV	364,700	5500	7,510.	335,600	705,800	705,800	Year End Roll	12/11/2014
2014	104	FV	364,700	5500	7,510.	327,800	698,000	698,000	Year End Roll	12/16/2013
2013	104	FV	380,700	5500	7,510.	312,300	698,500	698,500		12/13/2012

PRINT

Date	Time
12/11/20	00:29:57

LAST REV

Date	Time
01/17/18	15:15:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10157

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINN EUNICE P/	51846-353		10/30/2008	Family	1	No	No		
QUINN EUNICE P	41014-498		9/25/2003	Family	1	No	No		
	11497-227		4/25/1968			No	No		N

USER DEFINED

Prior Id # 1:	83929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2017	Inspected	BS	Barbara S
10/14/2017	MEAS&NOTICE	HS	Hanne S
3/23/2009	Inspected	189	PATRIOT
2/26/2009	Measured	372	PATRIOT
11/3/2000	Hearing N/C	189	PATRIOT
11/3/1999	Meas/Inspect	243	PATRIOT
8/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7510		Sq. Ft.	Site		0	90.	0.86	10									580,767						580,800	

Total AC/HA: 0.17241 | Total SF/SM: 7510 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 580,767 | Spl Credit | Total: 580,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96607459
Const Adj.:	0.98892087
Adj $ / SQ:	162.413
Other Features:	100000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	900370
Depreciation:	279115
Depreciated Total:	621255

COMMENTS

CHECK COND 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

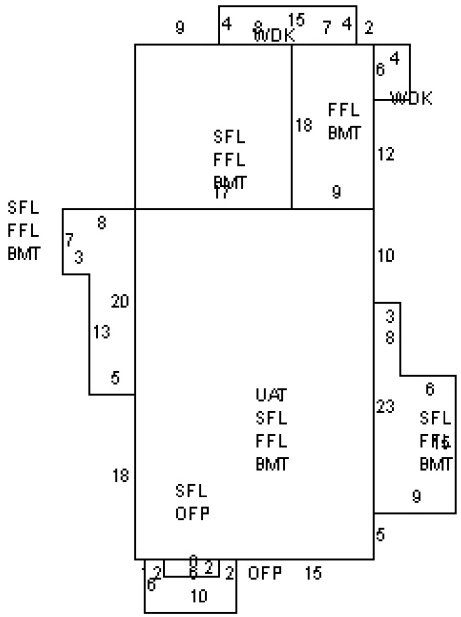
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	196.52
Special Features:	0	Val/Su Net:	114.02
Final Total:	621300	Val/Su SzAd	187.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,736	48.720	84,585
FFL	First Floor	1,736	162.410	281,949
SFL	Second Floor	1,586	162.410	257,587
UAT	Upper Attic	247	64.970	16,046
WDK	Deck	84	15.820	1,329
OFP	Open Porch	60	43.510	2,611

Net Sketched Area:	5,449			Total:	644,107
Size Ad	3322	Gross Are	6190	FinArea	3322

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1910	20.68	T	40	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500